

FOR SALE

COMMERCIAL PROPERTY

10287 W STATE ST STAR, ID

HIGHLIGHTS:

- Well maintained
1,453 ± SF Main
Building + 500 SF
Shop
- 2.24 Acre lot
- LOD Zoning
- Highly visible on
State St. (Rt 44)
- Ample Parking &
Storage

SALE PRICE:

\$2,146,000.00

(\$22/SF)



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GOOGLE STREET
VIEW

GOOGLE AERIAL

SITE

Star

Eagle

Garden
City

Meridian

Boise

Nampa

streetsmart



44

W State Street • 19,500 ADT

44



W Gothic St

S Frontier Way

S Miller Ave

S Miller Ave

S Miller Ave

S Miller Ave



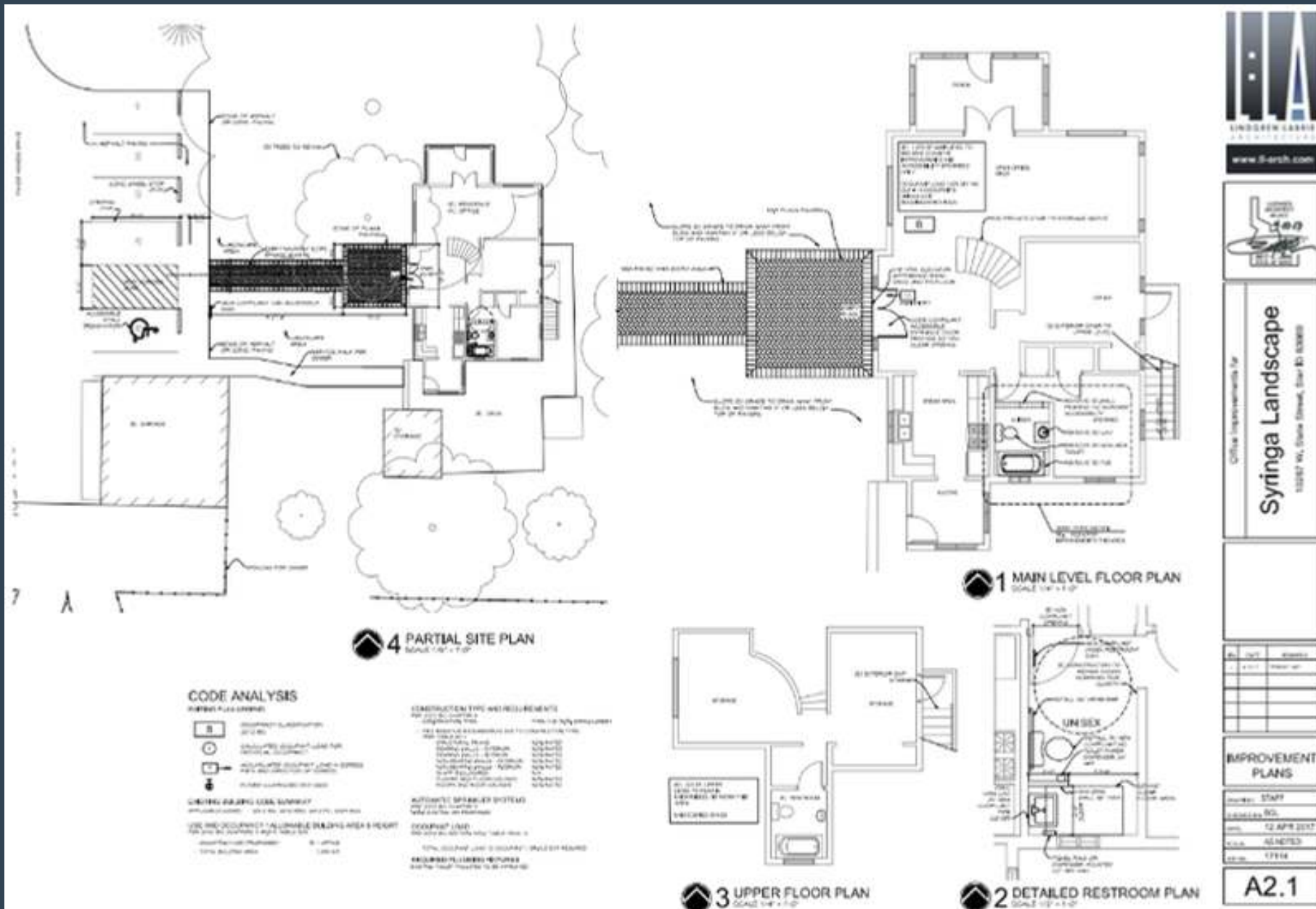
streetsmart.

10287 W State St





Building Drawings



DEMOGRAPHIC SNAPSHOT

Radius	Population 2025	Population 2030	Growth	Households 2025	Avg HH Income
1 Mile	6,744	7,204	+6.8%	2,485	\$105,461
3 Miles	25,999	28,451	+9.4%	9,146	\$129,964
5 Miles	67,888	73,388	+8.1%	22,772	\$137,224

Key Highlights

- Nearly 68,000 residents live within 5 miles of the property in 2025.
- The 3-mile population grew 7.6% annually from 2020–2025 and is projected to reach 28,451 by 2030.
- Average household income reaches \$137,224 within 5 miles, supporting strong retail and service demand.
- Total specified consumer spending exceeds \$1.0 billion annually within 5 miles.

POPULATION GROWTH

Radius	2025	2030	Growth Rate
1 Mile	6,744	7,204	+6.8%
3 Miles	25,999	28,451	+9.4%
5 Miles	67,888	73,388	+8.1%

➤ Star's trade area continues to expand, with especially strong recent household and population growth around the State Street corridor.

TRAFFIC: UP TO 19,896 VEHICLES/DAY ON W STATE STREET (2026)

HOUSEHOLD INCOME DISTRIBUTION (5 MILE)

Income Range	Estimated Households
\$150,000+	7,332
\$100,000-\$149,999	5,430
\$75,000-\$99,999	2,675
\$50,000-\$74,999	3,875
Under \$50,000	3,460

 About 56% of 5-mile households earn \$100,000 or more, supporting strong purchasing power.

HOUSEHOLD CHARACTERISTICS

Metric	Value
Median Age	41.9 years
Average Household Size	3.0
Owner-Occupied Housing	88%
Renter-Occupied Housing	12%

 The area is dominated by owner-occupied housing, with strong home values and newer suburban development.

CONSUMER SPENDING (5 MILE RADIUS - ANNUAL)

Category	Annual Spending
Transportation & Maintenance	\$255.3M
Food & Alcohol	\$248.8M
Household	\$176.6M
Entertainment, Hobbies & Pets	\$153.9M
Education & Daycare	\$70.8M
Health Care	\$49.5M
Apparel	\$46.2M
TOTAL SPECIFIED SPENDING	\$1.001B

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DISCLAIMER

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